



36 Sergison Close, Haywards Heath, West Sussex RH16 1HU

Guide Price £625,000-£650,000 ... Freehold



**MANSELL
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A 4 bedroom detached family house with 2 separate driveways, garage and a 48' x 24' south facing rear garden in a popular cul-de-sac on the town's most desirable west side of town within a very short walk of the railway station and catchment area for excellent schools

- Family home in prime west side location
- Quiet cul-de-sac within a 10 min walk of railway station & town centre
- Modern kitchen and bathroom suites
- 48' wide x 24' deep south facing rear garden
- 20' long integral garage offering great potential for conversion into additional rooms
- Lounge/dining room with doors to patio
- Master bedroom with en-suite shower room
- 0.5 mile walk to railway station and shops
- Harlands Primary School 1 mile, Warden Park Secondary Academy School 1.3 miles
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: F



Sergison Close is located off Sergison Road on the town's desirable west side and is ideally placed for good schools, the town centre and railway station.

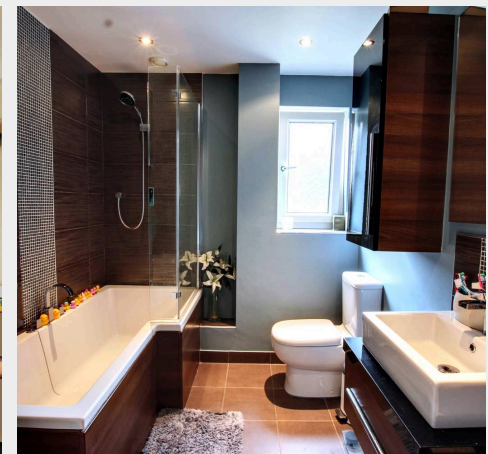
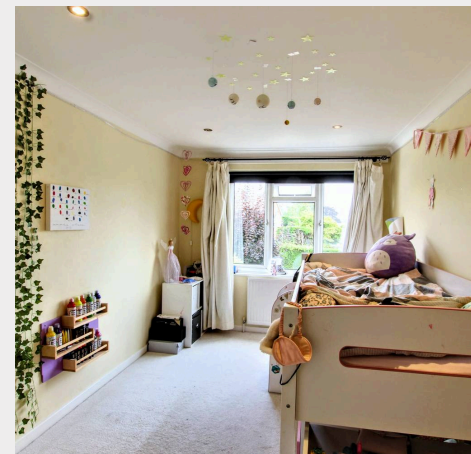
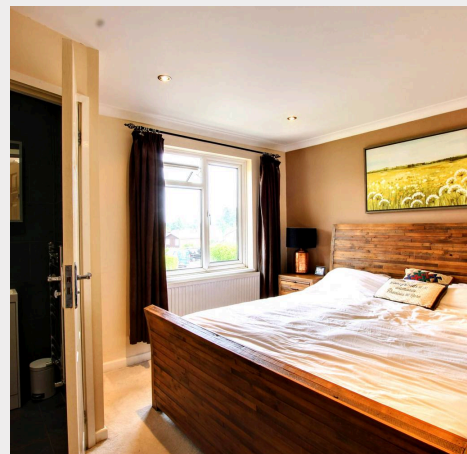
The railway station is within a 10 minute walk and the town centre is equally close where there is an extensive range of shops, stores, restaurants, cafes and bars. The 6th form college and leisure centre are also conveniently placed within a 10 minute walk.

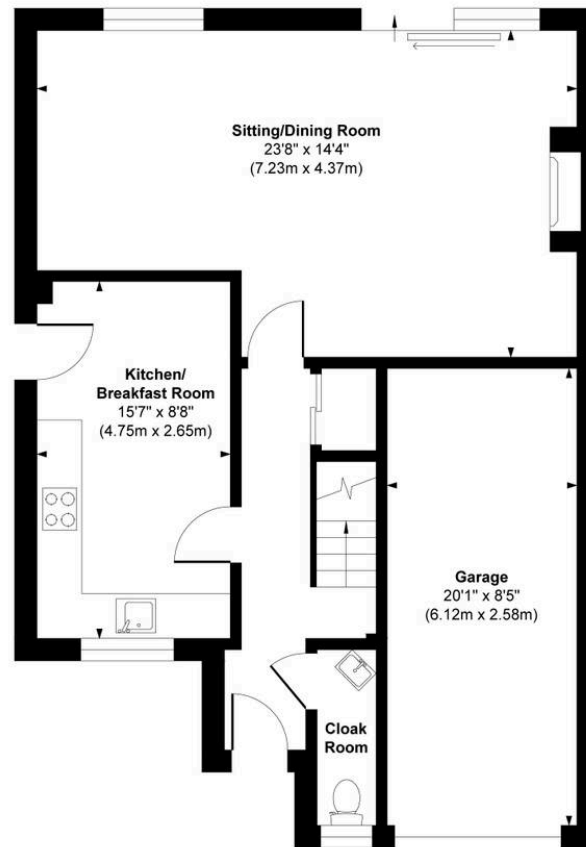
Children from this side of town fall into the catchment area (subject to availability) for Harlands Primary School and Warden Park Secondary Academy in neighbouring Cuckfield.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

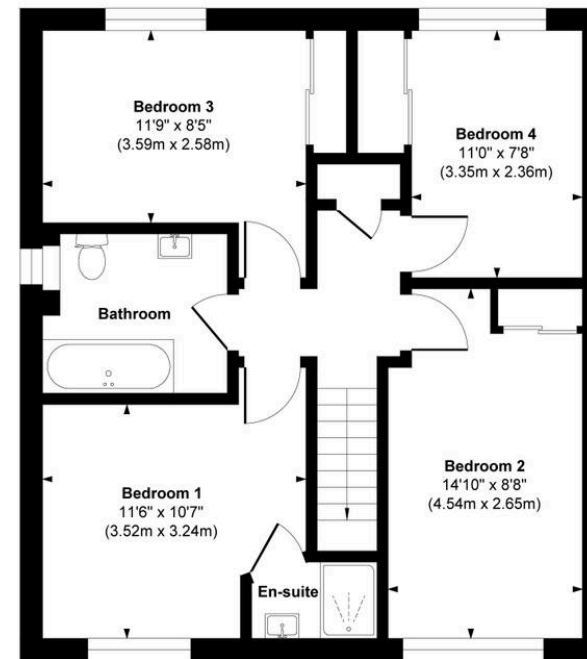
Distances (in approximate miles on foot/by car/rail)

Railway Station: 0.6 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), Harlands Primary School 0.9, St Joseph's RC Primary School 1.0, Warden Park Secondary Academy (Cuckfield) 1.5, St Paul's Catholic College (Burgess Hill) 4.4, The Broadway 0.6, A23 (Bolney) 5 Gatwick Airport 13 Brighton Seafront 15





Ground Floor
Approximate Floor Area
733 sq. ft
(68.09 sq. m)



First Floor
Approximate Floor Area
590 sq. ft
(54.82 sq. m)

Approx. Gross Internal Floor Area 1323 sq. ft / 122.91 sq. m(Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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